



Department of Planning, Housing, & Community Development

Mayor, Richard C. David

Acting Director, Jennifer M. Taylor

Date: 22 January 2014
To: Commission on Architecture & Urban Design Members
Subject: **71 State Street – New Construction**
Tax ID: 160.49-1-6
Case: CAUD 2014-01
Copies: D. Peters; T. Costello; file

A. Review Requested

The property owners for 71 State Street have submitted a Design Review application for the construction of a new accessory structure to be located to the rear of the building, on the Parlor City Commons. The land located behind and to the north of 71 State Street was sold to the property owners by the City of Binghamton with the condition that they construct a trash enclosure to reduce the trash and recycling stored on the City sidewalk. As the parcel is located within the Court Street Local and National Register Historic District, review and approval of the new construction by the Commission on Architecture and Urban Design (CAUD) is required before a building permit can be issued.

B. Proposal

The Applicant proposes to construct a one-story, concrete block trash enclosure at the southwest corner of the existing building; the concrete block would be painted (color not determined). The enclosure would measure 10'8" wide by 5'4" deep, with the long side parallel to the sidewalk; it would be constructed on a new poured cement pad. Facing the sidewalk, the enclosure would have a pair of metal doors; the doors would be painted (color has not been determined). The plans do not show any roof on the enclosure. The top of the walls would be capped with an aluminum coping (color has not been determined). The enclosure would be approximately 8'9" tall.

C. Staff Findings

The construction of the enclosure, due to its relatively small size, will not likely have a major impact on the character of the existing non-contributing structure. However, per the City's Historic Design Guidelines, care should be taken with any new construction in a historic district to ensure that the new structure is complementary to the character of the area. In this case, the Commission should consider whether a different exterior finish is more appropriate, or if simply painting the concrete block is sufficient. The color for the enclosure should be complementary to the tan of the existing building.

Also, Staff has some concerns about the lack of a roof on the structure. Since it is at grade with the sidewalk, any rain or snowmelt will flow under the doors and onto the sidewalk. Additionally, adjacent properties will be able to see down into the enclosure, which may have a negative impact on those other properties. The Commission and the Applicant should consider the addition of a roof to address this.

D. Photographs



Existing conditions



Mock-up of enclosure in relation to the existing building